



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

CONSENT MINUTES

DECEMBER 9, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

ATTENDANCE

Members present: Sweeney and Richards
Staff present: Monson

FINAL APPROVAL

A. 130 LOS ALAMOS AVE
Assessor's Parcel Number: 045-195-001
Zone: E-3/SD-3
Application Number: PLN2019-00030
Owner: Bryce Rosenthal
Designer: Matt Hepner

(Proposal to demolish 366 square feet of an existing 1,828 square foot, one-story, single-residential unit. The project proposes major additions and alterations that will result in a two-story dwelling with a 1,490 square foot ground floor, a 487 square foot second floor, a 437 square foot basement, 48 square feet of accessory space, and a 387 square foot attached two-car garage. The proposed total of 2,412 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,970 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone, is 82% of the maximum allowed floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on November 25, 2019. Project was last reviewed on November 25, 2019.

Final Approval as submitted.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 14 CHASE DR**

Assessor's Parcel Number: 015-031-002

Zone: RS-15

Application Number: PLN2019-00543

Applicant: Todd Wooten, Owner

(Proposal for an interior remodel and exterior revisions to an existing 2,475 square foot two-story single-unit residence. Project includes replacement of exterior plaster on the south elevation, replacement of the front window in the garage with double front doors, revisions to fencing and gates, a new outdoor BBQ area with sink, a new outdoor fire pit, new trellis, new landscape paving, and a new above grade spa.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

Project Design Approval and Final Approval with comments:

1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
2. The Hillside Design and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
3. The materials are appropriate to the neighborhood.
4. Re-plastering will allow for the house to be more consistent with the architecture of the neighborhood.